

PETITION FOR ZONING VARIANCE  
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3 of C.C. to permit a lot width of 50 feet in lieu of the required 55 feet for lots 125-126 and 127-128, and a left side yard setback of 3 feet in lieu of the required 10 feet for lots 127-128.

EXISTING 25 FOOT LOTS. ALL HOUSES IN THE NEIGHBORHOOD ARE BUILT ON 50 FOOT LOTS. EXISTING HOUSE WAS CONSTRUCTED IN OR AROUND 1913 WITH A 3 FOOT LEFT SET BACK ON LOTS 127 AND 128.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

Legal Owner(s):  
John IRA SEXTON  
(Type or Print Name)  
Signature \_\_\_\_\_  
Paula Ann Sexton  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Name \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of October, 1986, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of December, 1986, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222

November 14, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. - Case # 87-222-A - E.O. #82502 - Req. #196982 - 83 lines # \$33.20, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 14th day of November 1986; that is to say, the same was inserted in the issues of Nov. 13, 1986

Kimbel Publication, Inc.

per Publisher.

By K.C. Oble

IN RE: PETITION FOR ZONING VARIANCE  
NW/cor. of Patapsco Avenue  
and Willow Spring Road  
(202 Patapsco Avenue)  
12th Election District  
John Ira Sexton, et ux  
Petitioners  
BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 87-222-A

The Petitioners herein request a zoning variance to permit a lot width of 50 feet in lieu of the required 55 feet for Lots 125-126 and Lots 127-128, and additionally, a left (west) side yard setback of 3 feet in lieu of the required 10 feet for Lots 127-128.

Testimony by the Petitioners indicates that since 1977, they have occupied the existing single family dwelling, which was built in 1916 or 1917. The house, not well arranged internally, has three bedrooms and one bath. The family consists of the couple, two children and a mother. Because of the age and arrangement of the house, additions to the home on Lots 127-128 are not practical. The husband has lived in the neighborhood his entire life and plans to construct a new, larger home on vacant Lots 125-126, a 50-foot lot. Every other house on Patapsco Avenue is on a 50-foot lot. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 11th day of December 1986, that the herein request for a zoning variance to permit a lot width of 50 feet for Lots 125-126 and Lots 127-128, and additionally, a left (west) side yard setback of 3 feet for Lots 127-128, be and is hereby GRANTED, from and after the date of this Order.

Jean M.H. Jung  
Deputy Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

December 11, 1986

Mr. & Mrs. John Ira Sexton  
202 Patapsco Avenue  
Baltimore, Maryland 21222

RE: Petition for Zoning Variance  
NW/cor. of Patapsco Avenue  
and Willow Spring Road  
12th Election District  
Case No. 87-222-A

Dear Mr. & Mrs. Sexton:

Enclosed please find a copy of the decision rendered on the above-referenced Petition. Your request for a zoning variance has been granted, in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M.H. Jung  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF PATAPSCO AVENUE (30 FEET WIDE) AND WILLOW SPRING ROAD (40 FEET WIDE) AND BEING LOTS 125, 126, 127, AND 128 AS SHOWN ON THE PLAN OF SAINT HELENA IMPROVEMENT COMPANY, WHICH IS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK JWS NO. 1, FOLIO 80, KNOWN AS 202 PATAPSCO AVENUE IN THE 12TH ELECTION DISTRICT.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NW/Corner of Patapsco Ave. & : OF BALTIMORE COUNTY  
Willow Spring Rd. (202 Patapsco :  
Ave.), 12th District :  
JOHN IRA SEXTON, et ux, : Case No. 87-222-A  
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 12th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John Ira Sexton, 202 Patapsco Ave., Dundalk, MD 21222, Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman

PETITION FOR ZONING VARIANCES

12th Election District

Case No. 87-222-A

LOCATION: Northwest Corner of Patapsco Avenue and Willow Spring Road (202 Patapsco Avenue)

DATE AND TIME: Wednesday, December 3, 1986, at 10:15 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a lot width of 50 feet in lieu of the required 55 feet for Lots 125-126 and 127-128 and a left side yard setback of 3 feet in lieu of the required 10 feet for Lots 127-128

Being the property of John Ira Sexton, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

November 26, 1986

Mr. John I. Sexton  
Mrs. Paula A. Sexton  
202 Patapsco Avenue  
Dundalk, Maryland 21222

RE: PETITION FOR ZONING VARIANCES  
NW/cor. of Patapsco Ave. and Willow Spring Rd.  
(202 Patapsco Ave.)  
12th Election District  
John Ira Sexton, et ux - Petitioners  
Case No. 87-222-A

Dear Mr. and Mrs. Sexton:

This is to advise you that \$72.95 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 12/1/86  
SIGN & POST RETURNED  
Mr. John I. Sexton, 202 Patapsco Ave.,  
Baltimore, Md. 21222  
FOR: ADVERTISING & POSTING COSTS RE CASE #87-222-A  
AMOUNT: \$72.95  
NO. 025730  
VALIDATION OR SIGNATURE OF CASHIER



Mr. John I. Sexton  
Mrs. Paula A. Sexton  
202 Patapsco Avenue  
Dundalk, Maryland 21222

October 31, 1986

# NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES  
NW/cor. of Patapsco Ave. and Willow Spring Rd.  
(202 Patapsco Ave.)  
12th Election District  
John Ira Sexton, et ux - Petitioners  
Case No. 87-222-A

TIME: 10:15 a.m.

DATE: Wednesday, December 3, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 025977

DATE: 9/17/86 ACCOUNT: 901 415-000

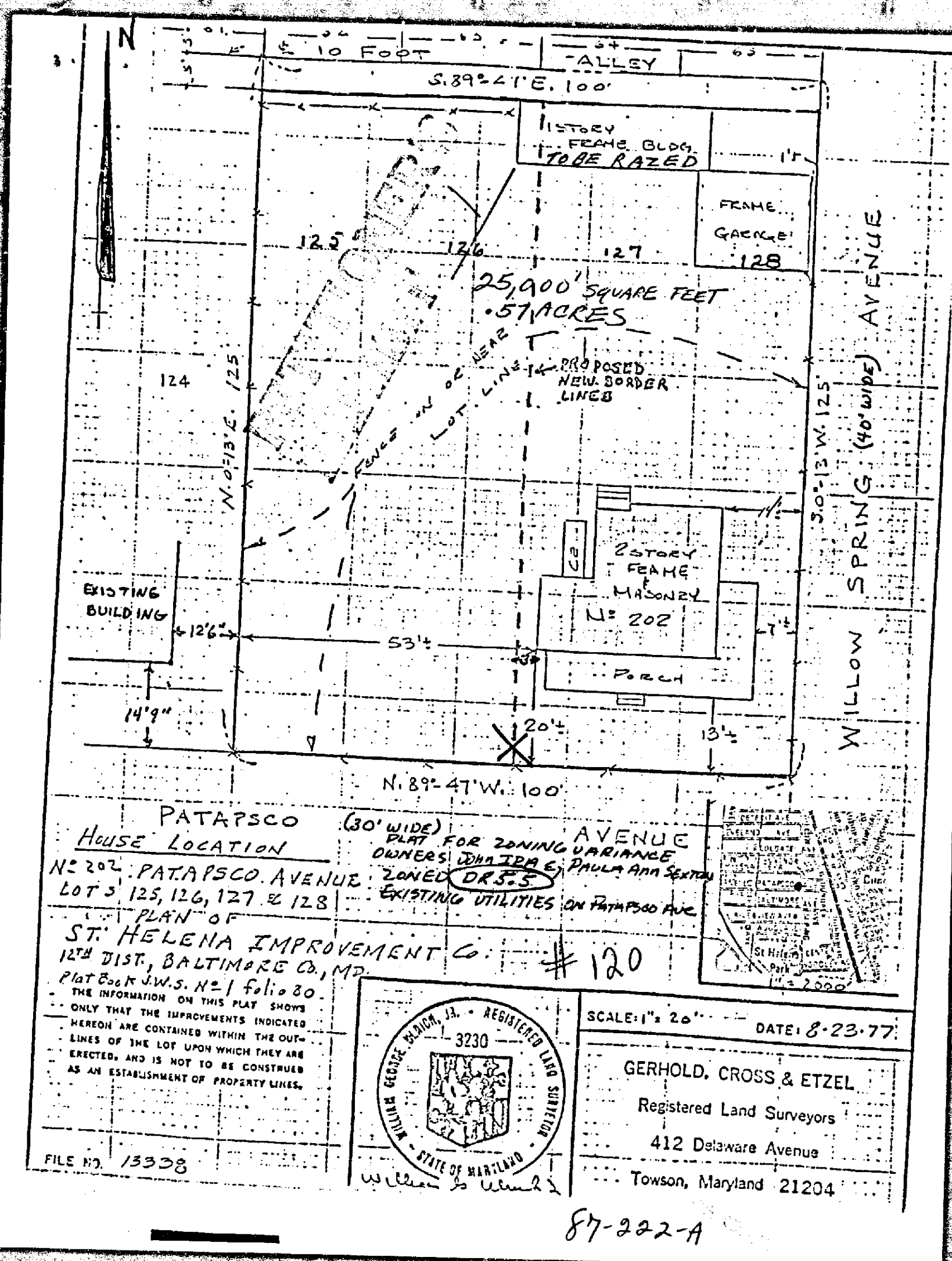
AMOUNT: \$35.00

RECEIVED FROM: John I. Sexton

FOR: Zoning Variance Item 120

9 0113\*\*\*\*\*3500+ 2134F

VALIDATION OR SIGNATURE OF CASHIER



## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner Date: November 7, 1986

Norman E. Gerber, AICP, Director  
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 87-197-A, 87-198-A, 87-200-A, 87-202-A,  
87-203-A, 87-204-A, 87-214-A, 87-215-A,  
87-219-A, 87-220-A, 87-222-A and 87-223-A

There are no comprehensive planning factors requiring comment  
on these petitions.

NEG:JGH:slb

*[Signature]*  
Norman E. Gerber, AICP  
Director

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GERBER  
DIRECTOR

NOVEMBER 5, 1986

Re: Zoning Advisory Meeting of September 30, 1986  
Item # 120  
Property Owner: John Ira Sexton, et al  
Location: NW/C Patapsco Ave, 30' wide  
+ Willow Ave, 40' wide

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject  
petition and offers the following comments. The items checked below are  
applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be  
forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a  
subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior  
to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and  
development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited  
under the provisions of Section 22-98 of the Development  
Regulations.
- ☒ Development of this site may constitute a potential conflict with  
the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board  
on 11/2/86.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by  
B111 178-79. No building permit may be issued until a Reserve  
Capacity Use Certificate has been issued. The deficient service  
area is re-evaluated annually by the County Council.
- ☒ The property is located in a traffic area controlled by a "D" level  
intersection as defined by B111 178-79, and as conditions change  
traffic capacity may become more limited. The Basic Services Areas  
are re-evaluated annually by the County Council.
- ☒ Additional comments:

David Fields, Acting Chief  
Current Planning and Development

cc: James Hoswell

## CERTIFICATE OF PUBLICATION

TOWSON, MD., November 13, 1986

THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., appearing on  
November 13, 1986

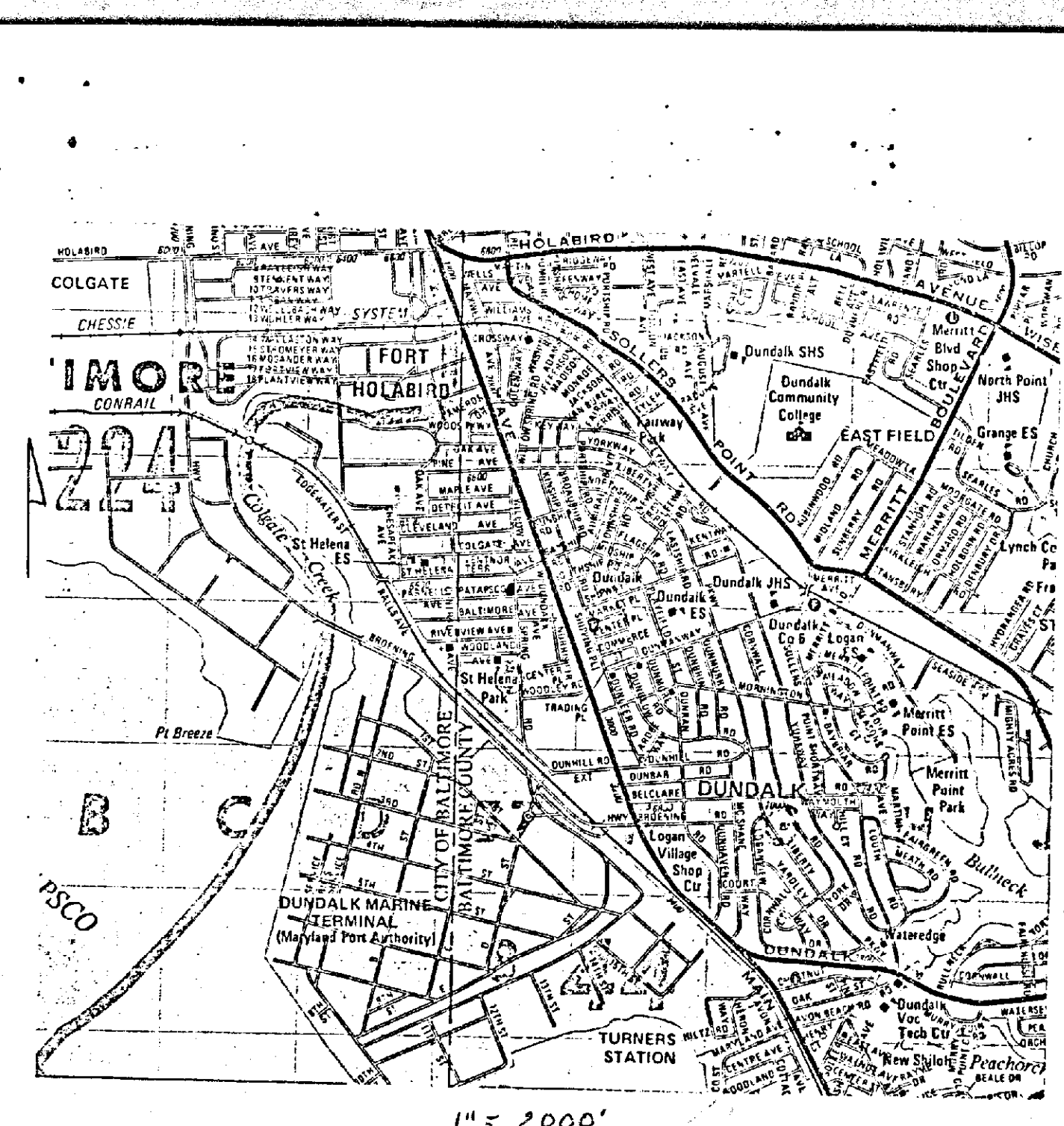
THE JEFFERSONIAN,

*[Signature]*  
Publisher

Conc. Adv. Using

24.75

PETITION FOR  
ZONING VARIANCES  
Case No. 87-222-A  
LOCATION: Northwest Corner of  
Patapsco Avenue and Willow Spring  
Road (202 Patapsco Avenue)  
DATE AND TIME: Wednesday, De-  
cember 3, 1986, at 10:15 a.m.  
PUBLIC HEARING: Room 301,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland.  
The Zoning Commissioner of Bal-  
timore County, by authority of the Zon-  
ing Act and Regulations of Baltimore  
County, will hold a public hearing:  
Petition for Zoning Variance to pre-  
pare a lot width of 30 feet in lieu of the  
required 55 feet for Lots 125, 126 and  
127-128 and a five-sided setback of 5  
feet in lieu of the required 10 feet for  
Lots 127-128.  
Being the property of John Ira Sex-  
ton, et ux, as shown on plat plan filed  
with the Zoning Office.  
In the event that this Petitioner(s) is  
granted a building permit may be  
issued within the thirty (30) day appeal  
period. The Zoning Commissioner  
will, however, entertain any request for  
a stay of the issuance of said permit  
during this period for good cause  
shown. Such request must be received  
in writing by the date of the hearing or  
above or made at the hearing.  
By Order Of  
ARNOLD JABLON  
Zoning Commissioner  
of Baltimore County  
11/07/86, Nov. 13



## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 25, 1986

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman

RE: Item No. 120 - Case No. 87-222-A  
Petitioner: John Ira Sexton, et ux  
Petition for Zoning Variance

Dear Mr. Sexton:

The Zoning Plans Advisory Committee has reviewed the plans  
submitted with the above-referenced petition. The following  
comments are not intended to indicate the appropriateness of  
the zoning action requested, but to assure that all parties  
are made aware of plans or problems with regard to the  
development plans that may have a bearing on this case. The  
Director of Planning may file a written report with the  
Zoning Commissioner with recommendations as to the suit-  
ability of the requested zoning.

Enclosed are all comments submitted from the members of the  
Committee at this time that offer or request information on  
your petition. If similar comments from the remaining  
members are received, I will forward them to you. Otherwise,  
any comment that is not informative will be placed in the  
hearing file. This petition was accepted for filing on the  
date of the enclosed filing certificate and a hearing  
scheduled accordingly.

Very truly yours,

*[Signature]*  
JAMES E. EYER  
Chairman  
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

October 23, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for  
items number 102, 116, 117, 118, 120, 121, 123, and 126.

Very truly yours,

*[Signature]*  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF:lt

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th Date of Posting: 11/13/86

Posted for: Variance

Petitioner: John Ira Sexton, et ux

Location of property: NW/cor. Patapsco Ave. & Willow Spring Rd.

202 Patapsco Ave.

Location of Sign: Patapsco Ave., across S.D. for study,

on property of P. O'Brien

Remarks:

Posted by: [Signature]

Date of return: 11/14/86

Number of Signs: 4



PAUL H. REINCKE  
CHIEF

September 29, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

RE: Property Owner: John Ira Sexton, et ux

Location: NW/c Patapsco Avenue 30' wide and Willow Avenue 40' wide.

Item No.: 120 Zoning Agenda Meeting of 9/30/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: John F. O'Neill Noted and Approved: \_\_\_\_\_  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

87-222-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this  
15th day of October, 1986.

ARNOLD JABLON  
Zoning Commissioner

Petitioner: John Ira Sexton, et ux Received by: James W. Ever  
Attorney: \_\_\_\_\_ Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Zoning Item #120, Zoning Advisory Committee Meeting of 9-30-86  
Property Owner: John Ira Sexton, et ux  
Location: NW/c Patapsco Ave District 12  
Water Supply meter Sewage Disposal meter

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

87-222-A Rec'd 12-22-86



BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204

October 14, 1986

TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 120 Zoning Advisory Committee Meeting are as follows:

Property Owner: John Ira Sexton, et ux  
Location: NW/c Patapsco Avenue, 30 feet wide and Willow Ave., 40 feet wide  
District: 12th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 617-85, the Maryland Code for the Handicapped and Aged (A.M.S.L. #117-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- (E) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls above the 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 1001, Section 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 403 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to Mixed Use. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 116.0 of the Building Code as adopted by Bill 617-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

W. C. R. Burman, Chief  
Building Plans Review

10/22/86

Zoning Item # 120 Zoning Advisory Committee Meeting of 9-30-86  
Page 2

- (X) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ( ) Soil percolation tests (have been/must be) conducted.
  - ( ) The results are valid until \_\_\_\_\_
  - ( ) Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test:
  - ( ) shall be valid until \_\_\_\_\_
  - ( ) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ( ) Others \_\_\_\_\_

Jan J. Forness, Director  
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86